

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A VARIATION
OF THE LOMBARD ZONING ORDINANCE
TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS**

(PC 04-05: 1118 South Ahrens Avenue)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the subject property is zoned R1 Single-Family Residence District; and,

WHEREAS, in conjunction with a map amendment request by the Village of Lombard an application has been filed with the Village requesting a variation from Title 15, Chapter 155, Section 155.405 (F) (3) of said Zoning Ordinance, to reduce the required interior side yard setback in the R1 Single-Family Residence District for an existing single-family residence; and,

WHEREAS, a public hearing has been conducted by the Plan Commission on March 15, 2004 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has forwarded its findings and recommendations to the Board of Trustees with a recommendation of approval of the requested variation, subject to one condition; and,

WHEREAS, the President and Board of Trustees have determined that it is in the best interest of the Village of Lombard to approve the requested variation.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That a variation is hereby granted from the provisions of Title 15, Chapter 155, Section 155.405 (F) (3) of the Lombard Zoning Ordinance for the property described in Section 2 below, so as to reduce the required north interior side yard setback in the R2 Single-Family Residence District from seven and one-half feet (7.5') to six feet (6') for an existing single-family residence.

SECTION 2: This ordinance is limited and restricted to the property generally located at 1118 South Ahrens Avenue, Lombard, Illinois, and legally described as follows:

LOT 2 OF PAVONE'S RESUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 1974 AS DOCUMENT R74-55777, IN DU PAGE COUNTY, ILLINOIS.

Parcel No: 06-16-306-024

SECTION 3: This ordinance shall be granted subject to compliance with the following condition:

1. That the granted variation to the interior side yard setbacks shall be for the existing single-family residential structures as they exist at the time of adoption of this Ordinance. Any future additions to the existing residences shall meet the setback provisions of the underlying R1 zoning district.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2004.

First reading waived by action of the Board of Trustees this _____ day of _____, 2004.

Ayes: _____

Nayes: _____

Absent: _____

Approved this _____ day of _____, 2004.

William J. Mueller, Village President

ATTEST:

Barbara A. Johnson, Deputy Village Clerk